

\$169,000 - 2100 Kings Highway 1010, PORT CHARLOTTE

MLS® #C7506169

\$169,000

2 Bedroom, 2.00 Bathroom, 864 sqft
Residential on 0 Acres

MAPLE LEAF ESTATES, PORT CHARLOTTE, FL

Under contract-accepting backup offers. The curb appeal of this home will catch your eye from the moment you arrive. The nicely landscaped property has a LARGE BACKYARD and features a gorgeous REAR PATIO and extra wide driveway that is spacious enough for two or more vehicles and a golf cart. If you love to entertain outside, this is the perfect home for you. The 340sq ft concrete patio in the back yard is spacious enough for large gatherings and will be your favorite space to grill and enjoy the your company. This home is located on a spacious perimeter lot with a beautifully landscaped community parkette a stones throw away. The fully equipped kitchen features a tray ceiling, breakfast bar and is open to the living and dining room. The dining room has built in cabinets for extra storage. The primary suite has an en suite bathroom with a walk in shower. The shed at the end of the carport has the washer and dryer and plenty of space to store your beach/pool gear and golf clubs. The roof age is 2016, air conditioner age is 2017. According to the Seller the subfloors are plywood. Since the Seller has owned the house they have added tray ceiling, new countertops, new bar and stools and new hardwood flooring in the kitchen in 2017, new walk in shower in primary bathroom, hot water heater moved into the shed in 2018, new vapor barrier and tie downs in 2019, new two car carport in 2021, and new lanai roof (insulated) in 2021. Home being sold partially



furnished. Some exclusions apply. **Be sure to check out the 3-D virtual tour and walk through video links** Maple Leaf Golf & Country Club, a popular 55+ gated golf course community with an active resort lifestyle. Features a Par 62, 18 hole golf course, 4 pickleball courts, 5 tennis courts, bocce ball, lawn bowling, 2 shuffleboard courts, 4 heated swimming pools, 2 hot tubs, fitness facility, woodworking facility, 75+ clubs/activities, restaurant with full service bar, tiki hut/bar and more. Don't miss out on this opportunity to live in a thriving community where every day feels like a vacation. It's true what they say, it's all about the lifestyle.

Built in 1982

Essential Information

MLS® #	C7506169
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Manufactured Home
Status	Pending

Community Information

Address	2100 Kings Highway 1010
Area	Port Charlotte
Subdivision	MAPLE LEAF ESTATES
City	PORT CHARLOTTE
County	Charlotte
State	FL
Zip Code	33980

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Laundry,
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Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions

Parking Covered, Driveway

View Park/Greenbelt

Interior

Interior Features Built-in Features, Ceiling Fans(s), Thermostat

Appliances Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating Central

Cooling Central Air

of Stories 1

Exterior

Exterior Features Rain Gutters, Sliding Doors

Lot Description Landscaped, Near Golf Course, Paved, Private

Roof Roof Over

Foundation Crawlspace

School Information

Elementary Kingsway

Middle Port Charlotte Middle

High Charlotte High

Additional Information

Days on Market 139

Zoning MHP

Listing Information Courtesy of Re/max Palm Pcs

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